



6 PARTANHALL

Burnmouth, Eyemouth, Scottish Borders, TD14 5SR



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6 Partanhall is a wonderful two-bedroom fisherman's cottage, sitting peacefully in the charming village of Lower Burnmouth. The cottages boasts stunning uninterrupted views of Burnmouth Bay and harbour – the cottage offers owners ample opportunity to relax and enjoy the array of marine wildlife able to be seen often offshore. The cottage is presented to market in turn-key condition and has been beautifully renovated throughout by the current owners. The ground floor comprises an open plan living/dining/kitchen area with electric hob, integrated appliances, country style kitchen and under-stair storage cupboard. The ground floor boasts electric under-floor heating.

Summary of Accommodation:

Ground Floor:

Open plan living/dining/kitchen, under stair cupboard.

First Floor:

Two double bedrooms, jack & jill bathroom with roll-top bathtub.

Externally the property benefits from a small rear garden.



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A wide staircase leads to the first floor where there are two generous double bedrooms with ample space for bedroom furniture, each benefit from Velux windows maximising the light and airy feel of the cottage. The bedrooms are served by a good-sized Jack & Jill bathroom with white three-piece suite and a roll-top bathtub.

Externally the property does benefits from a small rear garden which is a fantastic sun-trap and viewing spot for watching daily life in the bay.

The property has operated as a successful holiday-let for many years and would make a prudent investment or charming second home in an excellent location close to the local amenities on hand in Eyemouth and Berwick-Upon-Tweed. Edinburgh is also within easy reach via the A1.



Situation

Lower Burnmouth is situated within the popular coastal village of Burnmouth - a small fishing village with shingle beach, public house and restaurant, an active village hall and a regular bus service. It is also listed as site of special scientific interest for rock formations and boasts wonderful birdwatching and a small seal colony just offshore.

For local amenities and shopping Eyemouth is three miles away and is the biggest town in Berwickshire as well as being a fishing port since the 13th Century. For education there is a primary school at Coldingham and a secondary school in Eyemouth, and for private education Longridge Towers is nearby at Berwick-Upon-Tweed with additional schools in Edinburgh.

The property has excellent transport links with the A1 providing direct links north and south, whilst the mainline railway station in nearby Berwick-Upon-Tweed and Dunbar offer direct links to Edinburgh, Newcastle and London (which is a scheduled 3½ hour journey).

The property is ideally placed for those who enjoy the countryside. There are endless opportunities for walking, mountain biking and horse riding on the doorstep and one of the most beautiful coastlines in the country to explore.



Satellite Navigation

For those with the use of Satellite Navigation the postcode for this property is TD14 5SR

What3words

///outcasts.tequila.connector

(please download the application "what3words" for the exact location)

Tenure

Freehold

Fixtures and Fittings

Only appliances specifically mentioned in the sales particulars are included in the sale price. In all other aspects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

Services

Electric central heating

Council Tax

Band D (TBC)

Energy Efficiency Rating

Band G

Local Authority

Scottish Borders Council

Telephone: 0300 100 1800

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3 Any error, omission or miss-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

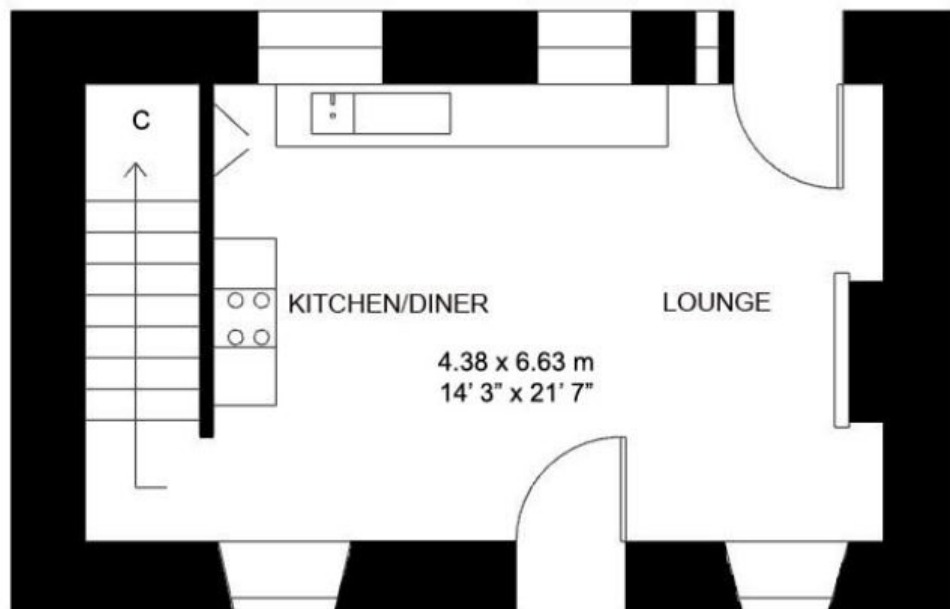
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

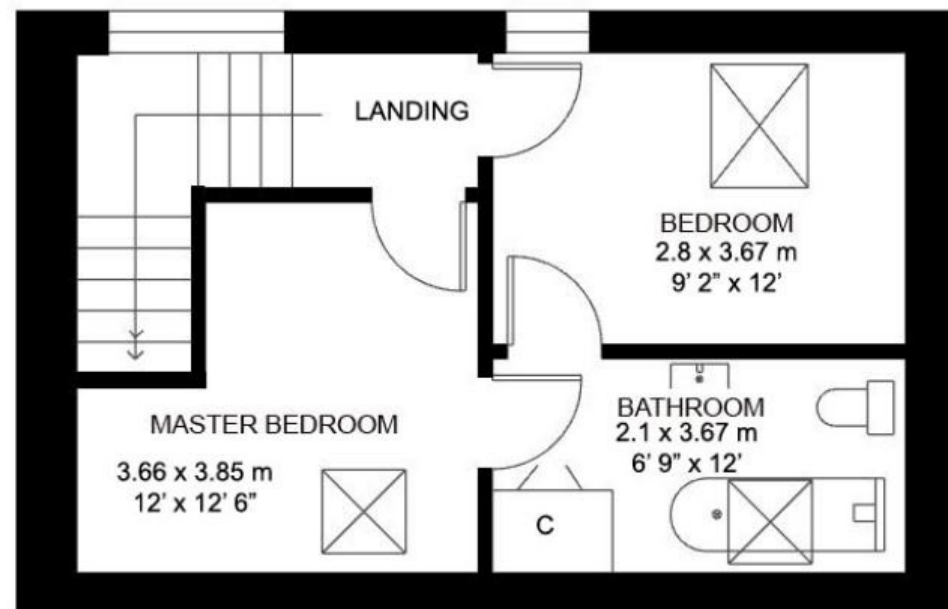
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



6 PARTANHALL, LOWER BURNMOUTH, TD14 5SR
 APPROXIMATE GROSS INTERNAL FLOOR AREA - 66.8 sqm, 720 sqft



GROUND FLOOR
 APPROXIMATE AREA: 33.4 sqm....360 sqft



FIRST FLOOR
 APPROXIMATE AREA: 33.4 sqm....360 sqft

Not to scale - for illustrative purposes only, all measurements and fixtures including doors and windows are approximate



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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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